



CITY OF MORGAN HILL  
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## PLANNING COMMISSION

TUESDAY, OCTOBER 11, 2005

CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA

### COMMISSIONERS

CHAIR RALPH LYLE  
VICE-CHAIR ROBERT J. BENICH  
COMMISSIONER H. GENO ACEVEDO  
COMMISSIONER SUSAN KOEPP-BAKER  
COMMISSIONER MIKE R. DAVENPORT  
COMMISSIONER ROBERT L. ESCOBAR  
COMMISSIONER JOSEPH H. MUELLER

REGULAR MEETING - 7:00 P.M.

### \*\*\* A G E N D A \*\*\*

### NOTICE TO THE PUBLIC

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH  
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

**OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**OLD BUSINESS:**

- 1) **ZONING AMENDMENT, ZA-05-06: CITY OF MORGAN HILL-MAST ST. PUD DISTRICT AMENDMENT:** An amendment to the zoning designation of a 2.94-acre parcel located at the northwest corner of Mast St. and Railroad Ave. from MG, General Industrial to PUD, Planned Unit Development. The purpose of the PUD zoning is to allow concrete batching plants as a permitted use on the subject property and silos up to 70 feet tall. (APN 817-02-064)

**Recommendation:** Reopen Public Hearing/Adopt Resolution No. 05-45, approving request.

**NEW BUSINESS:**

- 2) **DEVELOPMENT AGREEMENT, DA-05-10: BARRETT-SYNCON:** A request for approval of a development agreement covering phases I & II (18 units) of the proposed 53 unit Rose Garden subdivision to be constructed on a 13.5 acre site located on the south side of San Pedro Ave., north of Barrett Ave. at the westerly termination of San Vicente Dr. and San Ramon Dr. (APNs 817-59-060 & 817-57-001)

**Recommendation:** Open public hearing/Adopt Resolution No. 05-59, with recommendation to forward to the City Council for approval.

- 3) **GENERAL PLAN AMENDMENT, GPA-04-12: COCHRANE-CITY OF MORGAN HILL:** A request to amend the General Plan Map and Circulation Plan of the Morgan Hill General Plan to relocate a future collector street to extend from Mission View Dr. north of Cochrane Rd. instead of extending from DePaul Dr. (APNs 728-37-001, -002 & -007)

**Recommendation:** Open Public Hearing/Staff recommends that the Planning Commission review and discuss the proposed Final EIR and entitlement requests. Based on direction provided by the Commission at the October 11 meeting, Staff will draft the appropriate resolutions for formal consideration on October 25, 2005.

- 4) **ZONING AMENDMENT, ZA-04-12/SUBDIVISION, SD-05-05/USE PERMIT, UP-05-11:**

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**COCHRANE-DINAPOLI/BROWMAN:** A request for approval of a planned unit development, tentative map, and use permit for a 657,250-sf sub-regional commercial shopping center. The project site is 66.49 acres and is located at the northeast quadrant of Cochrane Rd and Hwy 101 in a Planned Unit Development/Highway Commercial (PUD/HC) Zoning District. (APNs 728-37-001, -002, -004, -005 & -007)

**Recommendation:** Open public hearing/ Staff recommends that the Planning Commission review and discuss the proposed Final EIR and entitlement requests. Based on direction provided by the Commission at the October 11 meeting, Staff will draft the appropriate resolutions for formal consideration on October 25, 2005.

### **OTHER BUSINESS:**

- 5) **MULTI-FAMILY VACANCY RATE REPORT:** Bi-annual review of apartment vacancy rate as required in accordance to the City of Morgan Hill Municipal Code, Chapter 17.36.

**Recommendation:** Approval of Multi-Family Vacancy Rate Report by minute action, with recommendation to forward the report to the City Council for approval.

- 6) **APPROVAL OF THE PROCESSING SCHEDULE FOR THE DOWNTOWN MEASURE “C” COMPETITION:** Proposed schedule for processing applications for the upcoming Downtown Measure “C” Competition.

**Recommendation:** Approve schedule by minute action.

- 7) **HOLIDAY MEETING SCHEDULE:** A request to cancel the December 27, 2005 Planning Commission meeting and discussion/action regarding other possible changes to the November and December meeting schedule.

**Recommendation:** Discuss and approve holiday meeting schedule.

### **TENTATIVE AGENDA FOR THE OCTOBER 25, 2005 MEETING:**

- **GPA-04-12: Cochrane-City of Morgan Hill**
- **ZA-04-12: Cochrane-DiNapoli/Browman**
- **SD-05-05: Cochrane-DiNapoli/Browman**
- **UP-05-11: Cochrane-DiNapoli/Browman**
- **ZAA-01-20: Tennant-Safeway**
- **DAA-04-08: Tilton-Glenrock**
- **RDCS Quarterly Report**

### **ANNOUNCEMENTS:**

### **CITY COUNCIL REPORTS**

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**ADJOURNMENT**

**SPEAKER CARD**

***IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to***

***the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.***

**NOTICE**

**AMERICANS WITH DISABILITY ACT (ADA)**

***The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.***

***If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.***

**NOTICE**

***NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.***

**NOTICE**

***The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.***